

2023-003979

Klamath County, Oregon

05/25/2023 08:27:01 AM

Fee: \$92.00

Print Form

Reset Form

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to:

ORS 205.234(1)(c)

Daintree Acres LLC

10810 N.Tatum Blvd, STE 102-632

Phoenix, AZ 85028

*This space reserved for use by
Recording Office*

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed : Mary Carol Stearns, Successor Attorney-in-Fact and Daintree Acres LLC

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Mary Carol Stearns, Successor Attorney-in-Fact

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Daintree Acres LLC

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Daintree Acres LLC

10810 N.Tatum Blvd, STE 102-632

Phoenix, AZ 85028

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

Print Form

Reset Form

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Daintree Acres LLC
10810 N Tatum Blvd , Ste 102-632
Phoenix, Arizona 85028

WARRANTY DEED

THE GRANTOR(S),

- CLAYTON ALLEN STEARNS, Grantor by his Successor Attorney-in-Fact Mary Carol Stearns, Under Agreement Dated 1/20/2022 , with mailing address of 8136 SEVEN MILE DR, PONTE VEDRA BEACH , FL 32082 for and in consideration of \$6377 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Daintree Acres LLC, (a Texas Limited Liability Company), as -

Senthilraj Venkatasubramaniam being the managing member, with a mailing address of 10810 N Tatum Blvd , Ste 102-632 ,Phoenix, AZ 85028, the following described real estate, situated in the County of KLAMATH, State of Oregon:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-78
LOT-18

APN : R383061

Map Tax Lot Number: 3711-014B0-02400

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE

APN : R383061

PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR

PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

Dated : May 24, 2023

Mary Carol Stearns
Mary Carol Stearns, Attorney-in-Fact for
Clayton Stearns, Grantor

STATE OF : Florida

COUNTY OF : St. Johns, ss:

The foregoing instrument was acknowledged before me on this 24th day of May, 2023, by Mary Stearns, who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that she is duly authorized to execute such instrument.

Angela Monrosier
(Notary Public : Signature of person taking acknowledgment)

Printed Name: Angela Monrosier

Notary Public in and for the State of Florida

My Commission Expires: 12/12/23

